

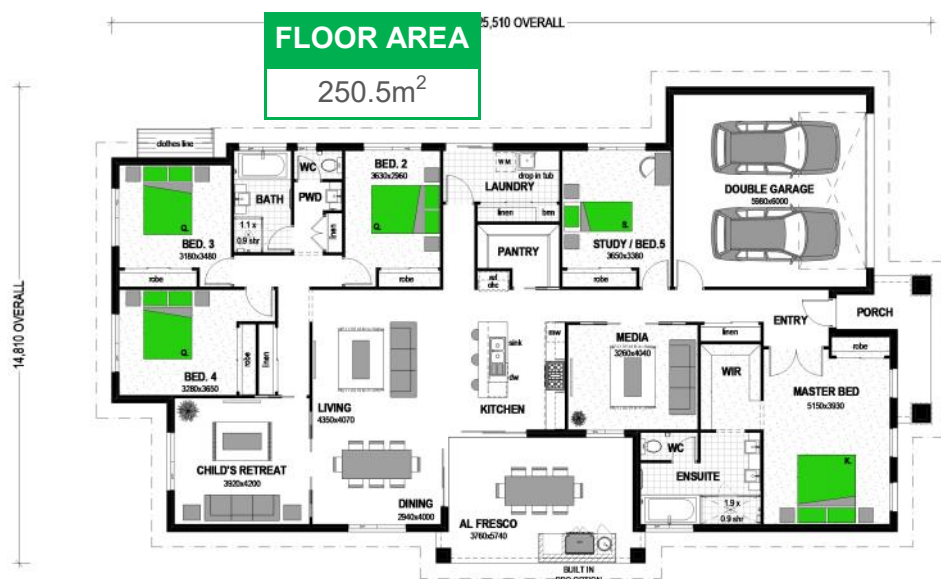
Stroud Homes Ballarat
ABN: 80 636 265 293 Licence No: CDB-U 64953

MANILLA 302

MOUNTAIN FACADE: FULLY LOADED INCLUSIONS

4 BED - 2 BATH - 2 CAR - LIVING - MEDIA - STUDY

FLOOR PLAN:



MANILLA 302 - MOUNTAIN House & Land Package

\$625,000

HOUSE SIZE

Width 24.7m, Depth 13.9m

ALTERNATE FACADES HOUSE & LAND PACKAGES

CLASSIC FACADE \$605,000



SKILLION FACADE \$630,000



- H1 Class Slab with Site Works to 500mm
- 900mm Westinghouse stainless steel freestanding cooker and canopy rangehood
- Stainless steel Dishlex dishwasher
- Caesarstone benchtops 20mm, Kitchen and Bathrooms
- Soft close to all cupboards and drawers
- Independent handover inspection
- Carpet to bedrooms and media rooms with 10mm underlay
- 450mm ceramic floor tiles or Karndean Vinyl Planks to main floors

- Downlights throughout
 - Colorbond roof, gutters and fascia
 - Garage door - panel lift with 2 remote switches and 1 wall switch
 - Bulkheads to overhead Kitchen cabinetry
 - 3 coat paint system
 - Flyscreens to windows and sliding doors
 - All fees, applications and insurance
 - Personalised interior design service
 - Blinds package
 - 2000ltr water tank and pump plumbed to toilets
- Stroud Homes Fully Loaded Inclusions*

LAND

Lot 550 Mullingar Dve **Titles Dec 2020**
Ballymanus Estate 576m² \$205,000

LAND AGENT

Integra Land Sales
Luke Amistead 0475 111 162



Simon Walshe

NEW HOME SALES
0438 366 996

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www.stroudhomes.com.au

BALLYMANUS ESTATE

LUCAS - HOUSE & LAND PACKAGES

Alfredton's Fastest Selling Estate

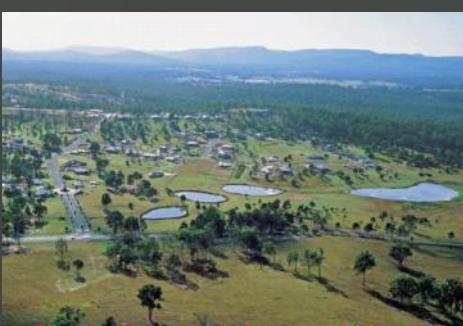
Ballymanus has all the essential elements for a connected community; its own community centre to serve your growing family's needs; a four hectare park and three hectare wetlands which will be linked with walking and cycling trails for you to enjoy.

Staying connected with the people and things you love will also be easy with NBN connections available to all home sites.

And when it comes to everyday needs, Ballarat's Central Retail District is just minutes away, with other major shopping facilities including the Lucas Town Centre.



ABOUT BALLYMANUS ESTATE



Alfredton's Fastest Growing Estate

Alfredton is one of Regional Victoria's fastest growing areas and at the centre of the action is Ballymanus, a contemporary urban environment complete with four hectares of parkland for every imaginable outdoor pursuit, three hectares of sensitively regenerated wetlands creating a haven for local wildlife, a planned primary school and community hub for your growing family and many more services all within reach.

Just seven kilometres from the Ballarat CBD and a short distance from the Lucas Town Centre, living at Ballymanus is relaxed and carefree. An abundance of shops, schools and sporting facilities are all within a few minutes drive, and the proposed neighbourhood shopping centre is a short stroll away on the southern side of Carngham Road.

Carefully thought out and considered, all of our homesites provide wide street frontages, creating open streetscapes and an overwhelming feeling of space. In consultation with the best builders in the industry, our diverse range of land sizes have been created specifically to accommodate the very latest innovations in home design.

Our lot range caters for today's modern lifestyle, whether you are looking for a large home site for luxury family living or a low maintenance allotment, Ballymanus has been designed to provide a range of options to suit a variety of lifestyle and budget needs.

Vist ballymanusalfredton.com.au or call (03) 5326 0305 to find out more about why Ballymanus is the fastest growing estate in Alfredton..



STROUDHOMES

Feels like home

DIRECTIONS TO BALLYMANUS

